

Canterbury Lakes HOA Board Meeting Minutes

August 22, 2007

Ms. Barron welcomed all the residents that showed up for the meeting asking, by a show of hands, how many residents received the post card mailing, the newsletter and/or saw the sign for the meeting. The majority of those in attendance raised their hand as to all 3. Ms. Barron further explained the reason for the 3 methods of communication with the residents.

The meeting was called to Order at 7:05 p.m.

Board Members in Attendance: Monica Barron, Robert Alexander, Ken Miller, Barbara McGreal, Doug Pinner from McNeil Management was also in attendance

Quorum was verified and timely notice of the meeting was verified. Minutes of May 10, 2007 meeting were reviewed and corrections to the spelling of Ms. Barron's last name throughout the Minutes and on page 2, "Vacant Lot" it was "Eddie" who was to contact the company regarding the quote. Motion to approve and seconded by Mr. Alexander. All in favor.

Committees

Architectural: Mr. Janish reported that all is well. He made reference to the swing set that is still in the homeowner's garage that exceeded the height requirement explaining that it is best to get approval before purchasing the equipment. Some residents wanted to change the requirements of the deed restriction to which Mr. Miller explained the lengthy legal process and that swing sets are allowed, but you have to just follow the guidelines already in place.

Neighborhood Watch: Susan Gaede and Wendy Vera were present and gave an updated stating they had exceeded the required amount of signatures and had approximately 172. The organizational meeting was set for September 17th and they are waiting on a meeting place. The Deputy is on board and ready to meet and get started and just needs the date to address the neighborhood at the organizational meeting.

Mr. Pinner vented his frustration on finding a meeting place and cautioned the Board on the expense that he went through and the "firey hoops" his company had to jump through on getting Frost Elementary for the Board meeting and had to spend \$250.00 for tonight's Board Meeting since the school told him they had no record of the paperwork required for us to be there. Mr. Pinner went on to say that they continually have to jump through "firey hoops" for our Board in scheduling meetings at Frost, which is the first the Board has heard of, and all other HOA's that they work for all it takes is merely a 5 minute telephone call. He had made other telephone calls to other facilities to attempt to find alternative places for our meetings. We inquired of Pavillion's community center since we had used that before and he hadn't thought of that. Mr. Pinner concluded that he and his staff will no longer use their time and resources to attempt to get Frost Elementary for

our Board meetings and if we wanted to use this facility we would have to do that on our own and gave a business card to the Neighborhood Watch committee. He indicated to the Board that we should consider whether or not we wanted to bear the expense of paying for a meeting place for this committee.

Back to the discussion with the Neighborhood Watch Committee, they indicated that the meetings would be on an annual basis that would require a meeting facility.

A Motion was made by Mr. Alexander to allocate in the HOA budget \$300.00 per year for the Neighborhood Watch Committee to use for rental of a meeting facility for their annual meetings. Seconded by Ms. Barron. All in favor.

Financials

Mr. Pinner addressed the financial matters including the monthly reports and delinquent accounts. The delinquent accounts are down to 6. One account is on the payment plan with one payment remaining. 4 are in mortgage foreclosure. On account a payment in full is in route.

Unfinished Business

Ms. Barron will meet with McNeill and a meeting is being arranged for the document change for the requirement and specs for Sheds.

Vacant Lot Landscaping – Mr. Anderson was not in attendance at the meeting due to another commitment. However, the Florida friendly landscape will be put in. The electric would cost the Board thousands of dollars and it was decided when meeting with the landscaper for an alternate battery powered water source since this type of landscaping would not require a lot of watering. Mr. Anderson has the paperwork that he will present to the Board for signature. Work will begin once that is completed.

Legal – Mediation Results. There was a mediation agreement signed at the time of the mediation. Mr. Pinner will get that from the attorney and email it to the Board since that was not received by us. It was collectively decided that there have been no further violations and all is well at that location. Discussion was had on the definition of a commercial vehicle and the spotting of other commercial vehicles. Residents inquired on what was a commercial vehicle to which they were told if they have a magnetic sign advertising a business to take it off of their vehicle when they get home or park their vehicle in their garage. If they see a vehicle that has advertising on it to advise McNeill Management.

New Business

HMI – Much discussion was had on meeting with HMI and how displeased all were with the quality of their work. [Attached to these Minutes is the re-cap for inclusion with the Minutes of the meeting with Neil, owner of HMI.](#) Mr. Miller made a motion that HMI continue to do the landscaping until we secure a new contractor, which McNeill will

immediately seek bids for. Mr. Alexander seconded the motion. Ms. Barron opposed the motion . Ms. McGreal in favor. Motion carried.

Standard Pacific Punch Lists: Phases II, III and IV have been completed. Phase I, including the fencing (wooden and chain link) need to be completed ASAP.

Florida Statute Changes effective July 1, 2007. Mr. Pinner explained the significant changes that will affect our HOA. (a) Architectural Review - Come up with clearly defined design standards (b) Collections – first certified letter from the Board now gives homeowner 45 days to respond, if no response goes to the attorney who sends another certified letter giving 45 days. Before it was 30 days each, but now with the second certified letter the homeowner will have to pay, in addition to the amount already due, costs and attorneys fees.

Open to the floor at 8:00 p.m.

Many residents had many comments and questions to which the Board responded. Mr. Alexander, the Treasurer for the Board, announced that he was resigning his position as he was moving to California and stated that his position was now open for anyone who would want to take it. One resident showed an interest, asked questions and further met with Mr. Pinner at the conclusion of the meeting to ask additional questions.

Mr. Alexander has been an integral and important part of the workings of the HOA. He has spent countless hours for the betterment of the community and his input has been invaluable. He will be sorely missed not only as a Board member but as a neighbor and resident of our community. We wish him and his wife a safe journey to their new place of residence and all the best always.

Meeting adjourned at 8:40 p.m.

Next meeting – October 3, 2007 (Budget Meeting) at 7:00 p.m.-Location to be Announced